

April 2004

Important Meetings

Community Information Meeting

Monday, June 7, 2004

**6:30 pm at
Seifert Community Center
128 W Benjamin Holt Drive
Stockton, CA 95207**

City Council and Redevelopment Agency Joint Public Hearing

Tuesday, June 22, 2004

**5:30 pm at
City Council Chambers
425 N. El Dorado Street
Stockton, CA 95202**

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If you would like more information,
please contact

Stockton Redevelopment Agency
(209) 937-8538

[www.stocktongov.com/HRD/pages/
nostknrda.htm](http://www.stocktongov.com/HRD/pages/nostknrda.htm)

Proposed North Stockton Redevelopment Project Area

You are receiving this newsletter and notice of a joint public hearing because, according our records, you own property, reside, or own/operate a business in the proposed boundaries of the North Stockton Redevelopment Project Area (see map on page 3). Please read this newsletter for important information regarding upcoming meetings on the proposed North Stockton Redevelopment Plan and Project Area.

What is Happening?

The Stockton Redevelopment Agency has proposed a redevelopment plan for the North Stockton Redevelopment Project Area.

You may already be aware of this process, which included a public workshop in August 2003 and several other public meetings over the past 12 months.

Two more meetings have been scheduled for the public to find out more information and provide comments directly to the Agency and City Council. These meetings are described in the accompanying notice.

What does the Redevelopment Plan do to my property?

There are no specific projects proposed at this time, but approval of the 30 year Redevelopment Plan would give the Agency the ability to do redevelopment projects in the future in the Project Area.

If the Redevelopment Plan is adopted after the joint public hearing on June 22nd, properties within the Project Area boundaries

could be eligible for Agency assistance with building rehabilitation, reconstruction loans and grants, affordable housing assistance, public infrastructure, and other improvements.

Project Area property owners, residents, and businesses could continue to own and/or occupy their properties in accordance with the Redevelopment Plan and the City's General Plan.

Can the Agency Purchase or Condemn my Property?

The Redevelopment Plan permits the Agency to purchase property in the Project Area by any legal means, including eminent domain (condemnation) if necessary. However, the Agency has no plans to acquire any Project Area property at this time.

Any real property acquisition proposed by the Agency would require additional actions, such as a mailed notice to the affected property owner, an Agency held hearing, and offers of purchase based upon a fair market value appraisal.

Will Redevelopment Raise my Taxes?

No. Redevelopment agencies have no constitutional authority to raise or levy taxes.

Redevelopment allows the Agency to keep more of the taxes you would pay under Proposition 13 for Project Area improvements. The amount of taxes you would pay does not change due to redevelopment.

CITY COUNCIL OF THE CITY OF STOCKTON
REDEVELOPMENT AGENCY OF THE CITY OF STOCKTON

**NOTICE OF JOINT PUBLIC HEARING
PROPOSED REDEVELOPMENT PLAN FOR
THE NORTH STOCKTON REDEVELOPMENT PROJECT**

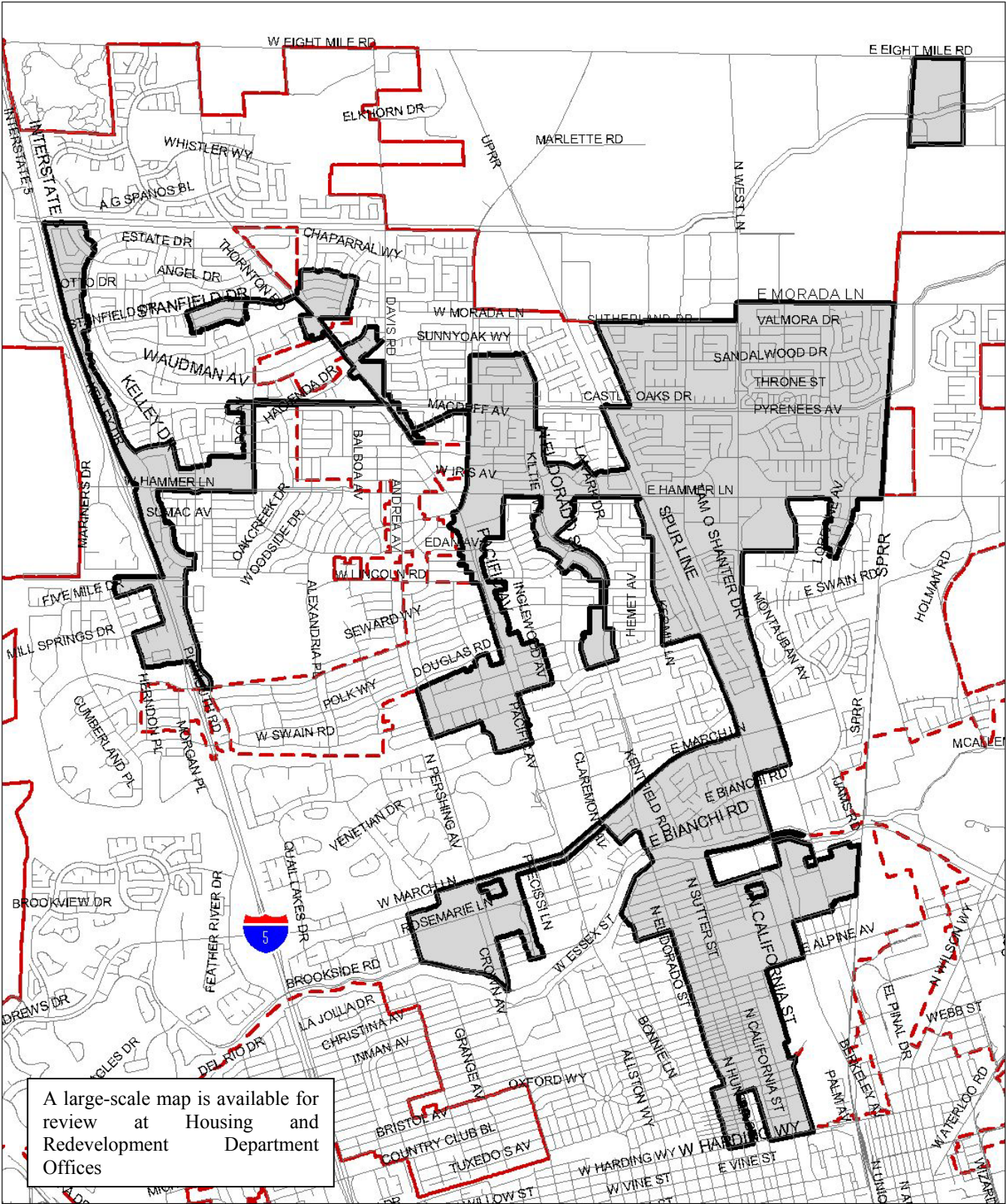
NOTICE IS HEREBY GIVEN THAT the City Council of the City of Stockton (“City Council”) and the Redevelopment Agency of the City of Stockton (“Agency”) will hold a joint public hearing on the proposed Redevelopment Plan for North Stockton Redevelopment Project on **Tuesday June 22, 2004 at 5:30 p.m. (or as soon as possible thereafter) in the Council Chambers, 425 N. El Dorado Street, Stockton, CA.**

The proposed redevelopment would result in the alleviation and prevention of recurrence of blighting conditions in the project area. The Agency will also have the authority to use the power of eminent domain on all properties within the Project Area, although the Agency does not have any plans to acquire property in the Project Area at this time.

A larger scale map of the North Stockton Redevelopment Project Area, the legal description of the Redevelopment Project Area, the proposed Redevelopment Plan, the Environmental Impact Report, and other information are available for public inspection during normal business hours at the Housing and Redevelopment Department offices located at 22 E Weber Street, #350, Stockton, CA 95202. A copy of the legal description of the proposed Project Area is available free of charge upon request at the Housing and Redevelopment Department.

At the joint public hearing, the City Council and the Agency will consider all evidence and testimony for and against the proposed Redevelopment Plan and the Environmental Impact Report prepared in connection with the proposed Redevelopment Plan. All persons having any objection to the proposed Redevelopment Plan or the Environmental Impact Report preparation in connection therewith may appear before the City Council and the Agency and show cause why the proposed Redevelopment Plan or the Environmental Impact Report should not be adopted. At any time not later than the hour set for the hearings, any person(s) may file a written statement with the City Clerk, of their objections to the proposed Redevelopment Plan or Environmental Impact Report. Public comment on the Redevelopment Plan will end when the joint public hearing for the Redevelopment Plan is closed. Should you wish to challenge any action taken by the Agency or City Council on the above matters following the joint public hearing, you may be limited to raising in court only those issues you or someone else raised at the public hearing or in written objections submitted to the City Clerk at or prior to the public hearing.

Any questions regarding this Notice or the proposed Redevelopment Plan should be addressed to Yvonne Quiring at the City’s Housing and Redevelopment Department offices, 22 E Weber Street, #350, Stockton, California 95202 or at (209) 937-8538.



North Stockton Redevelopment Project
Project Area Map

Legend

- Project Area
- City Limits



Important Meeting Dates for North Stockton Redevelopment Plan Adoption

June 7

Community Information Meeting

The City of Stockton and the Stockton Redevelopment Agency are taking steps to adopt a redevelopment plan for the North Stockton Redevelopment Project Area.

To better inform the property owners, residents, businesses, and all other interested parties, the Agency is holding a community information meeting on June 7, 2004 at 6:30 pm at the Seifert Community Center. Please plan on attending this meeting to get more information on the proposed redevelopment plan for North Stockton Redevelopment Project Area and the upcoming joint public hearing.

June 22

Joint Public Hearing

Under the Redevelopment Law, the Agency is required to hold a public hearing with the City Council prior to considering the proposed redevelopment plan. The joint public hearing will occur on June 22, 2004, at 5:30 pm at the City Council Chambers.

The City of Stockton and the Stockton Redevelopment Agency are inviting property owners, residents, businesses, representatives of the community organizations, within the proposed North Stockton Redevelopment Project Area (see map on page 3), and all other interested parties to the joint public hearing to consider all evidence and testimony for and against the adoption of the proposed Redevelopment Plan.

A copy of this newsletter can be obtained in Vietnamese, Cambodian, Laotian, and Spanish, on request, from the Housing and Redevelopment offices at 22 E Weber Street, #350, Stockton, CA 95202 or by calling (209) 937-8538.

Stockton Redevelopment Agency
22 E. Weber Avenue, Room 350
Stockton, CA 95202

ADDRESS CORRECTION REQUESTED